

**CITY COUNCIL****The City of Orange Township, New Jersey**DATE October 6, 2020NUMBER 409-2020

(AMENDED)

**TITLE: RESOLUTION DESIGNATING B&O URBAN RENEWAL, LLC AS THE REDEVELOPER FOR THE PROPERTIES IDENTIFIED ON THE CITY TAX MAP AS BLOCK 3202, LOTS 4, 5, 6, 7, 8, 9 AND 10 (BERWYN STREET) AND BLOCK 3203, LOTS 12, (BERWYN STREET) 16 AND 17 (HAMPTON TERRACE.) (THE "PHASE I PROPERTY") AND BLOCK 3203, LOTS 1 (BERWYN STREET), 2-9 (OAKWOOD AVENUE), 20 AND 21 (BERWYN STREET) (THE "PHASE II PROPERTY") WITHIN THE TRANSIT VILLAGE DISTRICT EAST PORTION OF THE CENTRAL ORANGE REDEVELOPMENT AREA AND APPROVING AND AUTHORIZING THE EXECUTION OF REDEVELOPMENT AGREEMENTS WITH B&O URBAN RENEWAL, LLC FOR THE PHASE I AND PHASE II PROJECTS**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "LRHL"), establishes a process for municipalities to designate qualifying areas within the municipality as "areas in need of redevelopment" and to thereafter adopt redevelopment plans to govern the redevelopment of those redevelopment areas; and

**WHEREAS**, the City of Orange Township (the "City") previously designated the HOPE VI Redevelopment Area, which was subsequently re-named the Central Orange Redevelopment Area, and adopted a redevelopment plan, which is now known as the Central Orange Redevelopment Plan (the "Redevelopment Plan"), to govern the redevelopment of that redevelopment area; and

**WHEREAS**, the Redevelopment Plan identifies, among other areas, a portion of the Central Orange Redevelopment Area as the Transit Village District East; and

**WHEREAS**, B&O Urban Renewal, LLC has submitted a redevelopment proposal to the City to develop a multi-phase redevelopment project consisting of (i) the construction of a mid-rise mixed-use development, consisting of 166 market rate residential rental units, with associated amenity space and 193 parking spaces, 114 on-site, inclusive of four (4) shared parking spaces for an overall count of 205, and two off-site surface parking lots consisting of 79 spaces, one containing 39 spaces (which will be used for City and BOE use, until such time that Phase II Project is completed) and one containing 40 spaces, as well as 7,300 square feet of school space (5 classrooms), to be dedicated to the Orange Board of Education (the "Board of Education")(collectively, the "Phase I Project"), on certain properties located within the Transit Village East portion of the Central Orange Redevelopment Area identified on the City's tax map as Block 3202, Lots 4, 5, 6, 7, 8, 9 and 10 and Block 3203, Lots 12, 16 and 17 (collectively, the "Phase I Property"), and (ii) the construction of an approximately 148 unit multifamily residential building with 9 classrooms and a multipurpose room for use by the BOE, together with the construction of an approximately 199 space parking garage, of which approximately 148 spaces will be for use by tenants, approximately 26 spaces will be for use by the BOE and approximately 25 spaces will be for use by the City (collectively, the "Phase II Project"), on certain properties located within the Transit Village East portion of the Central Orange Redevelopment Area identified on the City's tax map as Block 3203, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 20 and 21 (collectively, the "Phase II Property"); and

**WHEREAS**, the City has determined that B&O Urban Renewal, LLC is an experienced and successful developer of housing and commercial development throughout New Jersey and has the necessary expertise, skill and ability and financial resources to carry out or oversee and guarantee completion of the development of the Phase I Project and the Phase II Project (collectively, the “Projects”); and

**WHEREAS**, the City therefore wishes to designate B&O Urban Renewal, LLC as the redeveloper of the Phase I Property and of the Phase II Property; and

**WHEREAS**, the City has negotiated a Redevelopment Agreement with B&O Urban Renewal, LLC for the Phase I Project and a Redevelopment Agreement with B&O Urban Renewal, LLC for the Phase II Project and wishes to authorize the approval and execution of those Redevelopment Agreements in substantially the forms attached hereto.

**NOW, THEREFORE, BE IT RESOLVED** by the Municipal Council of the City of Orange Township that:

**SECTION 1:** The Municipal Council hereby designates B&O Urban Renewal, LLC as the redeveloper of the Phase I Property and of the Phase II Property located within the Transit Village District East portion of the Central Orange Redevelopment Area.

**SECTION 2:** The Municipal Council hereby approves the Redevelopment Agreements for the Phase I Project and for the Phase II Project in substantially the forms attached hereto and authorizes the Mayor to sign these Redevelopment Agreements with B&O Urban Renewal, LLC on behalf of the City.

**SECTION 3:** All other resolutions or parts of resolutions in conflict or inconsistent with this resolution are hereby repealed, but only to the extent of such conflict or inconsistency.

**SECTION 4:** All headings within this resolution are for convenience only and are not deemed to be part of this resolution.

**SECTION 5:** This resolution shall take effect as provided by law.

**ADOPTED: October 6, 2020**

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**Joyce L. Lanier**  
City Clerk

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**Kerry J. Coley**  
Council President

REVISIONS		DATE	BY	DESCRIPTION

\* THIS SHEET WAS REPRODUCED FROM THE ORIGINAL DRAWING BY THE CITY ENGINEER'S OFFICE.



TAX MAP  
CITY OF ORANGE TOWNSHIP  
STAFF: JERRY C. SMITH  
PLANNING MANAGER  
ROBERT R. HEGGAN  
SUPERVISOR  
1000 JEFFERSON AVE. SUITE 100  
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WWW.CITYOFORANGE.NJ.GOV

THIS MAP WAS FORMALLY  
CERTIFIED BY THE  
DIVISION OF TAXATION ON  
OCTOBER 6, 2006. SIGNED  
BY SAMTO C. DIDONATO, CTA AND  
ASSIGNED SERIAL NUMBER 868